

Resolution of Boston Redevelopment Authority
re: Proposed Disposition of Land in the Wash-
ington Park Urban Renewal Area, Project No. Mass. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the herein-after identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance, under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, the Authority on March 16, 1964, adopted a Resolution approving a minimum disposition price of Ninety Two Hundred (\$9200) dollars as not less than the fair value of Parcel F-2 for use in accordance with the Urban Renewal Plan for the Project Area; and

WHEREAS, a proposal has been submitted by a group of individuals who reside in or conduct businesses within the Project Area, and who propose to form a development corporation to develop said site as a neighborhood shopping center;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Humboldt Shopping Center Associates is tentatively approved as the developer of Disposition Site F-2, subject to:
 - a. Formation of said proposed corporation under Chapter 156 of the Massachusetts General Laws;
 - b. Concurrence in the proposed transaction by the Housing and Home Finance Agency;
 - c. Publication of all public disclosures and assurance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949 as amended;
 - d. Submission within 30 days of evidence satisfactory to the Development Administrator that said proposed redeveloper has, or will obtain, financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
2. That Disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
3. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information respecting the "Reveloper's Statement for Public Disclosure". (Federal Form H-6004).

January 14, 1964

Washington Park Urban Renewal Area
Boston Redevelopment Authority

SUMMARY OF DEVELOPER'S PROPOSAL F-2

Name : Harold Burg
2714 Washington Street, Boston 19

Corporate Organization : Blair Associates an unincorporated joint venture.

Principal Officer : Harold A. Burg, controlling shareholder, principal officer and director of seven associated corporations.

Financial Statement : Net worth on January 31, 1963:
\$2,366,280 (Not certified)

Bank Reference : First National Bank of Boston

Statement and Source of Available Funds : Cash in bank \$ 25,000
By sale or loan of assets \$1,849,600

Basis for Special Consideration : Not a displaced businessman but has conferred with several such dislocatees to offer them a direct interest in the development or opportunity to lease space.

Site Requested : F-2

Other Sites Requested and Order of Preference : F-4, A-1 no order of preference stated.

Previous Development Experience : Supermarket, Roxlindale \$100,000
Supermarket, Roxbury 750,000
Ten residences, Randolph 100,000
Supermarket, Dorchester 750,000

Development Plans : Two story neighborhood shopping complex of approximately 8-10 stores with professional offices on second level.

Type of Management : Not indicated

Builder : Not determined

Architect : Not indicated

Construction Schedule : Construction to be commenced in accordance with "reasonable" BRA established time schedules "as soon as practicable after conveyance of title"

Contemplated form of Ownership : Not determined. May incorporate, possibly under MGLA 121 A.

January 14, 1964

Washington Park Urban Renewal Area
Boston Redevelopment Authority

SUMMARY OF DEVELOPER'S PROPOSAL F-2

Name : Robert Leventhal and Norman B.
Leventhal, 100 Hanover Street, Boston

Corporate Organization : Beacon Construction Company

Principal Officer : Not indicated

Financial Statement : Net worth on December 31, 1962,
\$3,526,036

Bank References : State Street Bank and Trust Company

Statement and Source of Available Funds : Not indicated

Basis for Special Consideration : Not indicated

Site requested : F-2

Other sites requested and order of preference : F-4 A-1, No order of preference stated.

Previous Development Experience : Office and laboratory, \$1,500,000
Concord
Conversion of Hotel 750,000
Bellevue, Boston
Wellesley Office Park, 550,000
Building One
Six Post Office Buildings 2,000,000
in Eastern states
Villa Prades Housing 7,000,000
Project, Puerto Rico

Development Plans : Not indicated. "To be determined later."

Type of Management : Not indicated

Builder : Beacon Construction Company
100 Hanover Street, Boston

Architect : Not determined

Construction Schedule : Not determined

Contemplated Form of Ownership : Not determined

January 20, 1964

Washington Park Urban Renewal Area
Boston Redevelopment Authority

SUMMARY OF DEVELOPER'S PROPOSAL F-2

Name : Haskell Shapiro, Attorney
690 Blue Hill Avenue, Dorchester 21

Corporate Organization : Humboldt Shopping Center Associates, Inc.

Principal Officer : Allen Wernon, President
72 Humboldt Avenue, Roxbury

Financial Statement : Not submitted

Bank References : Not indicated

Statement and Source of Available Funds : The corporation will be capitalized at \$100,000. The incorporators will make \$50,000 available in cash upon incorporation. Additional funds will come from sale of stock to new investors and prospective tenants. The incorporators and their bank references are:

Allen Wernon	The First National Bank of Boston
Reginald E. Benn, Merchants Co-Operative M.D. Bank	
Josephine P. Haley-U. S. Trust Company	
Earl and Ida Rogoff- U. S. Trust Co.	
Joseph S. F. Stark-The First National Bank of Boston	
Sophie Wernon	Boston Five Cents Savings Bank, Grove Hall Savings Bank

Basis for Special Consideration : All shareholders are displaced or being displaced businessmen

Sites Requested : F-2

Other Sites Requested and Order of Preference : None

Development Plans : Two-story reinforced concrete structure with brick or precast wall units and glass exterior for use as a neighborhood shopping center. Approximate total area of 15,300 square feet. Four of the developers would occupy ground level stores with three other units available. Another developer would occupy a professional suite on the second level. Detailed space requirements are set forth. The proposed cost is set at \$350,000.

Type of Management : Not indicated

Washington Park Urban Renewal Area
Boston Redevelopment Authority

SUMMARY OF DEVELOPER'S PROPOSAL F-2

Builder : Not determined

Architect : Edward B. Norris, Architect
Edward J. DePina, P. E.

Construction Schedule : Will meet any Boston Redevelopment Authority Schedule

Previous Development Experience : None

Doc 329
6/3/64

May 20, 1964

To: Boston Redevelopment Authority
From: Edward J. Logue, Development Administrator
Subject: Selection of Developer - Disposition Parcel F-2
Washington Park Urban Renewal Area

Three proposals have been received in response to an advertisement announcing the availability of Disposition Site F-2 for development as a neighborhood shopping center. A summary of these proposals is attached.

The proposal submitted by Haskell Shapiro, attorney for a group of project residents and businessmen who are prepared to form a development corporation entitled Humboldt Shopping Center Associates, Inc., is most responsive to the directions contained in the invitation for proposals.

The incorporators include Allen Wernon, who must relocate his liquor store which is located on Parcel C-3, Reginald E. Benn, M.D., whose present office is on Humboldt Avenue, Earl and Ida Rogoff, who have had to relocate their market from its former location on the site of the present Marksdale Gardens Development, and S. F. Stark, a project resident whose home is to be acquired by the Authority.

The proposed incorporators have tentatively selected an architect and propose to build a reinforced concrete structure with brick or pre-cast walls and glass exterior.

Construction of the building would take place on the rear portion of the site which will permit the relocation of potential occupants directly from their present locations in the building presently along Humboldt Avenue on the front portion of the site. Mr. Wernon who must vacate his present store is making a temporary on-site move to a vacant store in this building.

These proposals have been pending for some time, and I recommend that the Authority tentatively designate Humboldt Shopping Center Associates as the developer of Disposition Parcel F-2, subject to submission of evidence of financial capability to develop the site in accordance with their proposal and the Urban Renewal Plan.

An appropriate resolution is attached.
Attachment